

20100218000047800 1/3 \$163.00
Shelby Cnty Judge of Probate, AL
02/18/2010 09:05:35 AM FILED/CERT

Shelby County, AL 02/18/2010
State of Alabama
Deed Tax : \$144.00

Recording Requested by: **Peggy Sullivan Horton**
When Recorded Mail To:
Name: MALISSA KAY HORTON, TRUSTEE
Mailing Address: 1653 Jaye Drive
City: Gardendale
State: AL
Zip Code: 35071

Above Space For Recordors Use

WARRANTY DEED

GRANTOR:

Peggy Sullivan Horton, a single woman
1653 Jaye Drive, Gardendale, AL 35071

GRANTEE :

MALISSA KAY HORTON and KIPLIN ALFRED HORTON and JOHN KEITH HORTON as
Trustees under **The Peggy Horton Family Trust**

Property Legal Description:

See attached Exhibit A for legal description of property being conveyed

For valuable consideration, Grantor:

Conveys to Grantee all right, title, and interest of Grantor in Subject Real Property together with all rights and privileges appurtenant or to become appurtenant to Subject Real Property on effective date;

Covenants that Grantor is seized of Subject Real Property and that the Grantee shall quietly enjoy Subject Real Property;

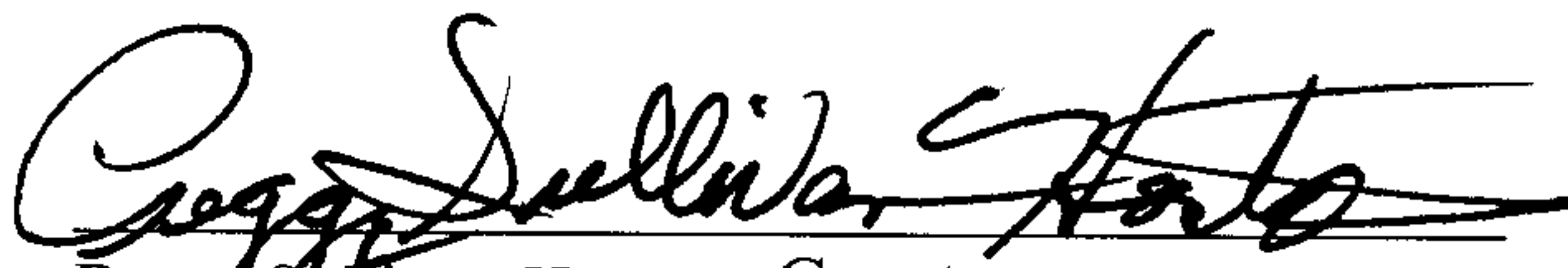
Warrants the title against all persons whomsoever, subject to matters above set forth and warrants that Grantor will execute or procure any further necessary assurance of title.

Grantors further covenants for Grantee and successors of Grantee its further assurance of this grant and of the aforesaid warranties and covenants.

DEED PREPARED FROM DESCRIPTION PROVIDED TO ATTORNEY/NO INDEPENDENT TITLE SEARCH
HAS BEEN PERFORMED

Deed prepared by William G. Nolan, Attorney, NOLAN ELDER LAW LLC 1232 Blue Ridge Blvd. Birmingham, AL
35226 205/823-8916

WITNESS Grantor's hand this 21 day of JANUARY, 2010;


Peggy Sullivan Horton, Grantor

NOTARY ACKNOWLEDGMENT

STATE OF: ALABAMA }

COUNTY OF: JEFFERSON }

On this 21 day of JANUARY, 2010, before me, the undersigned, a notary public in and for said state personally appeared **PEGGY SULLIVAN HORTON** personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacities, and that by her signature on the instrument the person or entity upon behalf of which the person acted, executed this instrument.

WITNESS my hand and official seal.


Notary Public

William G Nolan
Printed Name

My Commission Expires:

WILLIAM G. NOLAN
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
January 15, 2013

EXHIBIT A to Horton Deed

A PARCEL OF LAND IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 21 SOUTH, RANGE 1 WEST, BEING THE REMAINING PART OF THE LAND DESCRIBED IN A DEED TO JOHN KENNETH AND PEGGY HORTON. RECORDED IN DEED BOOK 296 AT PAGE 884, OF THE REAL PROPERTY RECORDS OF SHELBY COUNTY, ALABAMA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT AN IRON BAR FOUND AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 26;

THENCE S. 00 deg.03'00" E. ALONG THE EAST LINE OF SAID SECTION, A DISTANCE OF 342.66 FEET TO THE CENTER OF TOWN CREEK,

THENCE S. 74 deg.02'43" W. ALONG THE CENTER OF TOWN CREEK, A DISTANCE OF 149.06 FEET TO A POINT,

THENCE S. 74 deg.00'13" W. ALONG THE CENTER OF TOWN CREEK A DISTANCE OF 113.01 FEET, TO THE POINT OF BEGINNING.

THENCE CONTINUING S. 74 deg. 00'13" W. ALONG THE CENTER OF TOWN CREEK, A DISTANCE OF 47'00" TO A POINT.

THENCE WESTERLY A DISTANCE OF 153 FEET TO A POINT LOCATED ON EAST SIDE OF STATE HIGHWAY 25 RIGHT-OF-WAY,

THENCE N. 25 deg. 41'00" E. ALONG SAID RIGHT-OF-WAY A DISTANCE OF 129.37' TO A RAILROAD SPIKE, FOUND;

THENCE S. 70 deg. 18'48" E., A DISTANCE OF 131.30 FEET TO 1/2" REBAR, FOUND;

THENCE S. 01 deg.04'40" E. A TOTAL DISTANCE OF 126.97 FEET TO THE POINT OF BEGINNING, PASSING AT 97.42 FEET AN AXLE, FOUND.